

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-MA-012

October 15, 2014

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-MA-012, located at Tax Map 51-3 ((1)) 35A pt. and 35B pt., to permit the development of a vehicle light service establishment with seven vehicle bays pursuant to Sect. 4-704 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. If it is determined, due to engineering constraints, that the existing structure must be replaced, the plans shall be returned to the Planning Commission for review and approval for conformance with the objectives of the Seven Corners Revitalization Plan.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the special exception (SE) plat entitled "AAA Car Care Center" prepared by Timmons Group, dated January 14, 2014, and revised through September 19, 2014, consisting of 12 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum number of service bays shall be limited to seven as depicted on the SE plat. Vehicle repairs shall be performed within interior service bays only, except for limited procedures such as changing windshield wipers. Doors to the service bays shall be closed when performing any service that generates excessive noise. Sound levels generated on-site shall be in conformance with Chapter 108 of The Fairfax County Code, as may be amended. Bay doors shall be closed when the bays are not in use.
5. The hours of operation for vehicle service shall be limited to 7:00 AM to 7:00 PM Monday through Saturday and between 10:00 a.m. and 4:00 p.m. on Sunday.
6. Outside storage of more than two abandoned, wrecked or inoperable vehicles on the site at any one time is prohibited. In no event shall any one abandoned, wrecked, or inoperable vehicle be stored outdoors for a period exceeding 72 hours.

7. There shall be no outside storage of materials.
8. There shall be no donation boxes within the limits of the Special Exception.
9. A public ingress-egress easement shall be provided in a form acceptable to the County for the sidewalk along Wilson Boulevard prior to final site plan approval.
10. The applicant shall provide at least three (3) bicycle racks on the application property. The final location, number, and design of the bicycle racks shall be determined at the time of site plan review, in coordination with and approval by the Fairfax County Department of Transportation. The bicycle racks shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for the proposed development.
11. An automotive fluid separator and/or underground fluid container shall be installed and designed such that any areas that could have oil or other vehicular fluid spills shall be contained. Such facility shall be properly maintained and properly drained and any liquids contained within shall be properly disposed of on a routine basis.
12. The vehicle light service establishment owner/operator shall be responsible for the daily removal of litter from the Special Exception area. On a daily basis, the vicinity of the vehicle light service establishment shall be inspected and any litter or debris picked up and placed in dumpsters.
13. Parking spaces shall meet the geometric design standards in the Public Facilities Manual, as determined by DPWES. A parking tabulation shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-RUP) to demonstrate compliance with the parking provisions of the Fairfax County Zoning Ordinance for the proposed uses, adjusted for parking reductions, as approved by the Board of Supervisors.
14. The building façade shall be generally consistent with the architectural elevations provided on the SE Plat, in terms of color, building materials, and style.
15. Signage shall be in conformance with Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted. No temporary signs (including "popsicle" style paper or cardboard signs), and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site.
16. There shall be no advertising signage and/or promotional displays including banners, flags, inflated balloons, or figures displayed on the roof, the external sides of the building, lightpoles, windows, or anywhere else on the Special Exception Amendment site, as prohibited by Article 12 of the Zoning Ordinance.

17. All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
18. The trash dumpster shall be screened on all four sides through berming and/or an enclosure. The screening enclosure shall be compatible in terms of color, style, and construction with the vehicle light service establishment. Enclosure doors and walls shall consist of materials which are opaque and fully screen the dumpster. The dumpster shall remain closed when not in use. All trash must be held within the dumpster. No trash shall be placed outside of the dumpster.
19. The stormwater management facilities shown on the SE plat shall be in conformance with the recently adopted County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval; provided those alternative measures are in substantial conformance with the SE plat, a special exception amendment shall not be required.
20. Landscaping shall be provided in general as shown on Sheet 8 of the SE plat. The exact number, size, and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of UFMD. In addition to what is shown on the SE plat, the Applicant shall ensure that the final landscape plan incorporates plantings of varying heights along Wilson Boulevard to maximize screening. All landscaping provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.
21. If any of the proposed plantings within the electrical easement along Wilson Boulevard are unable to be planted as depicted on the plat, these plants shall be replaced with appropriately sized plants or relocated elsewhere on the site with plants of equal size and quality, as determined by UFMD. Any plants within the electrical easement that are removed in conjunction with utility work will be promptly replaced with plants of equal original size and quality, as determined by UFMD.
22. An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how invasive and undesirable vegetation within the landscape areas will be removed and managed. The recommendations of this plan shall be implemented to the satisfaction of UFMD prior to the issuance of a Non-RUP. The invasive species management plan shall include the following information:
 - Undesirable and invasive plant species to be suppressed and managed;
 - Targeted area of undesirable and invasive plant species, which shall be identified on the landscape or tree preservation plan;
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical removal, chemical control, and/or other methods; the

potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management; and protection measures for surrounding trees and vegetation not targeted for suppression/management, to avoid or reduce these impacts;

- Disposal methods of the targeted species; and
- Timing of the selected treatments, to include the specification of the beginning and end of each treatment during a season; and the proposed frequency of treatments per season.

If chemical control is recommended, treatments shall be performed by or under the direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the Project Arborist.

Monthly monitoring reports shall be provided to UFMD and SDID staff.

The invasive species management program shall continue until Bond release; the release of the Conservation Deposit; or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by the Project Arborist and confirmed through an inspection by UFMD staff.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.